HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2012

New Home Market

GTA housing starts remain strong in May

A total of 3,651 homes were started in May 2012 in the Greater Toronto Area (GTA), up by nine per cent from the same period last year. Apartments recorded the same level of new home construction activity as a year earlier, while other home types, which include single, semi and row homes, registered strong increases.

For three months in a row, housing starts in the GTA have been outpacing last year's numbers. Year-to date, almost four thousand new single-detached foundations have been laid, up by 3.8 per cent from last year. Although single starts are up, the limited availability of buildable sites for this housing category and infrastructure capacity constraints have been playing a restricting role. Starts of semi-detached and row homes are up by a combined 65 per cent compared to the same period

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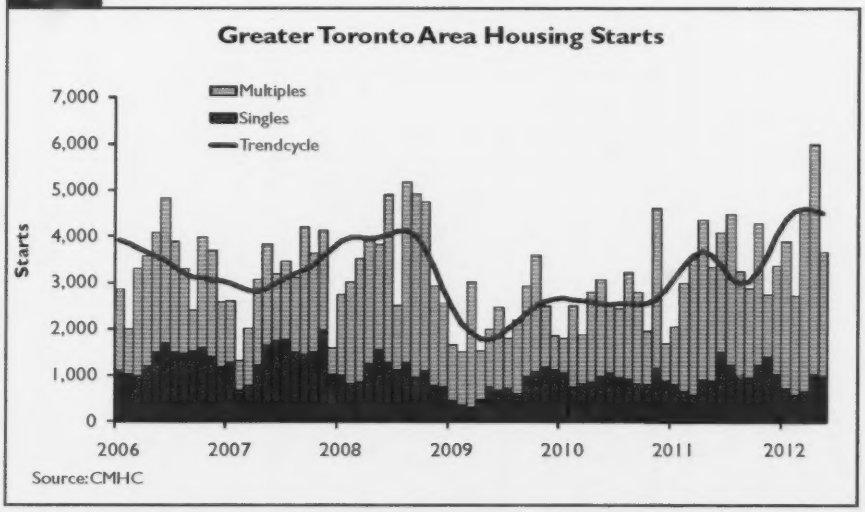

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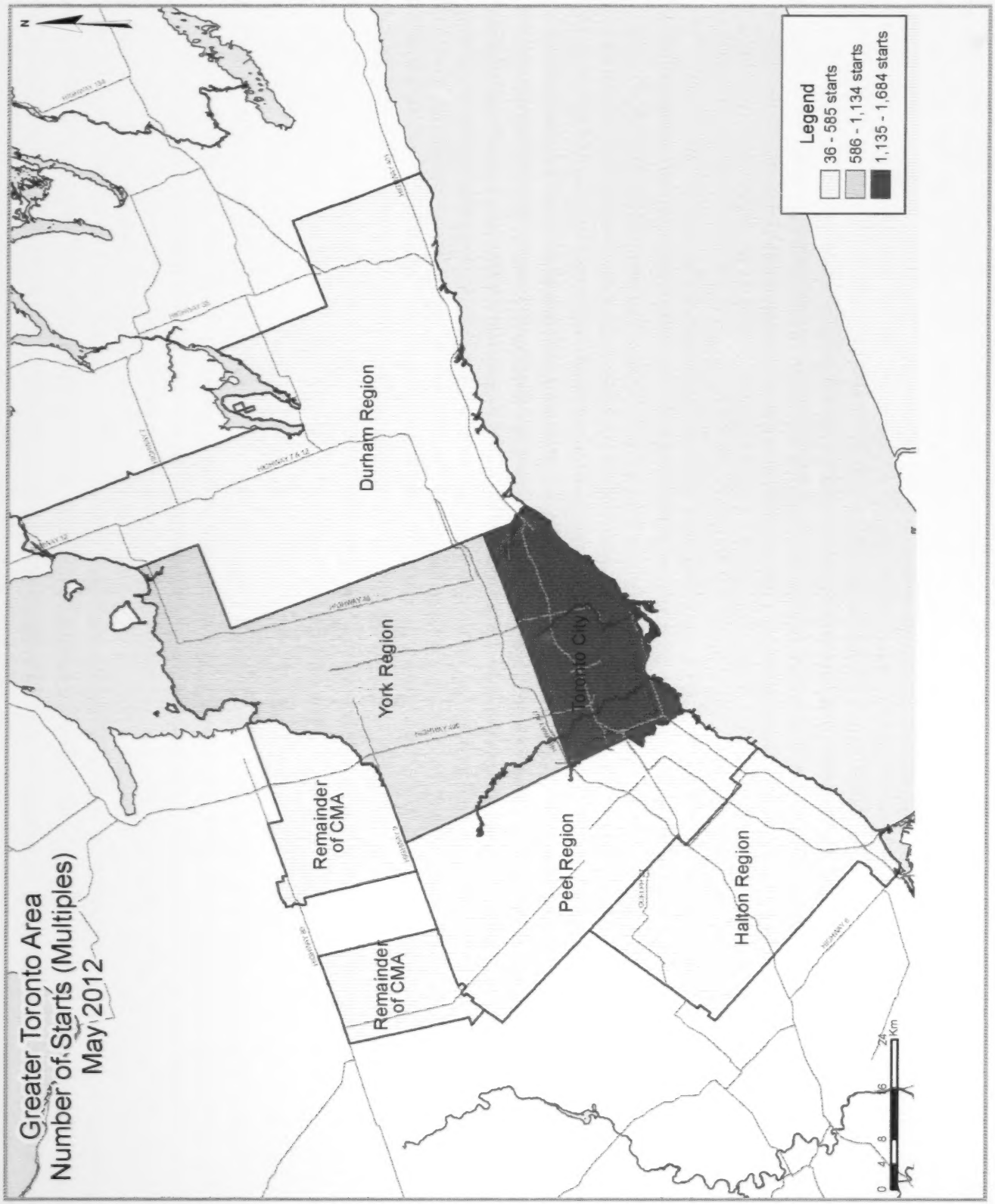
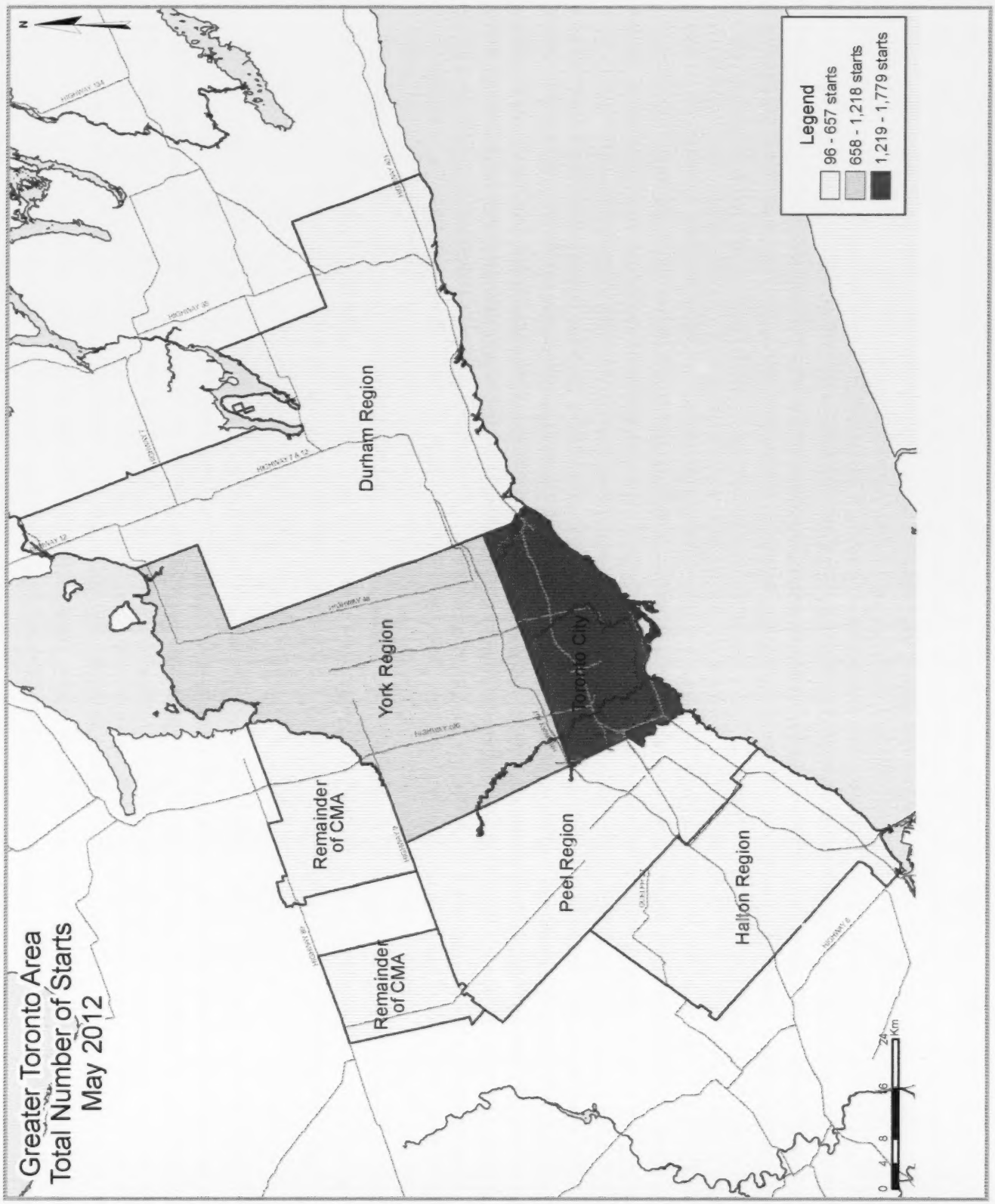
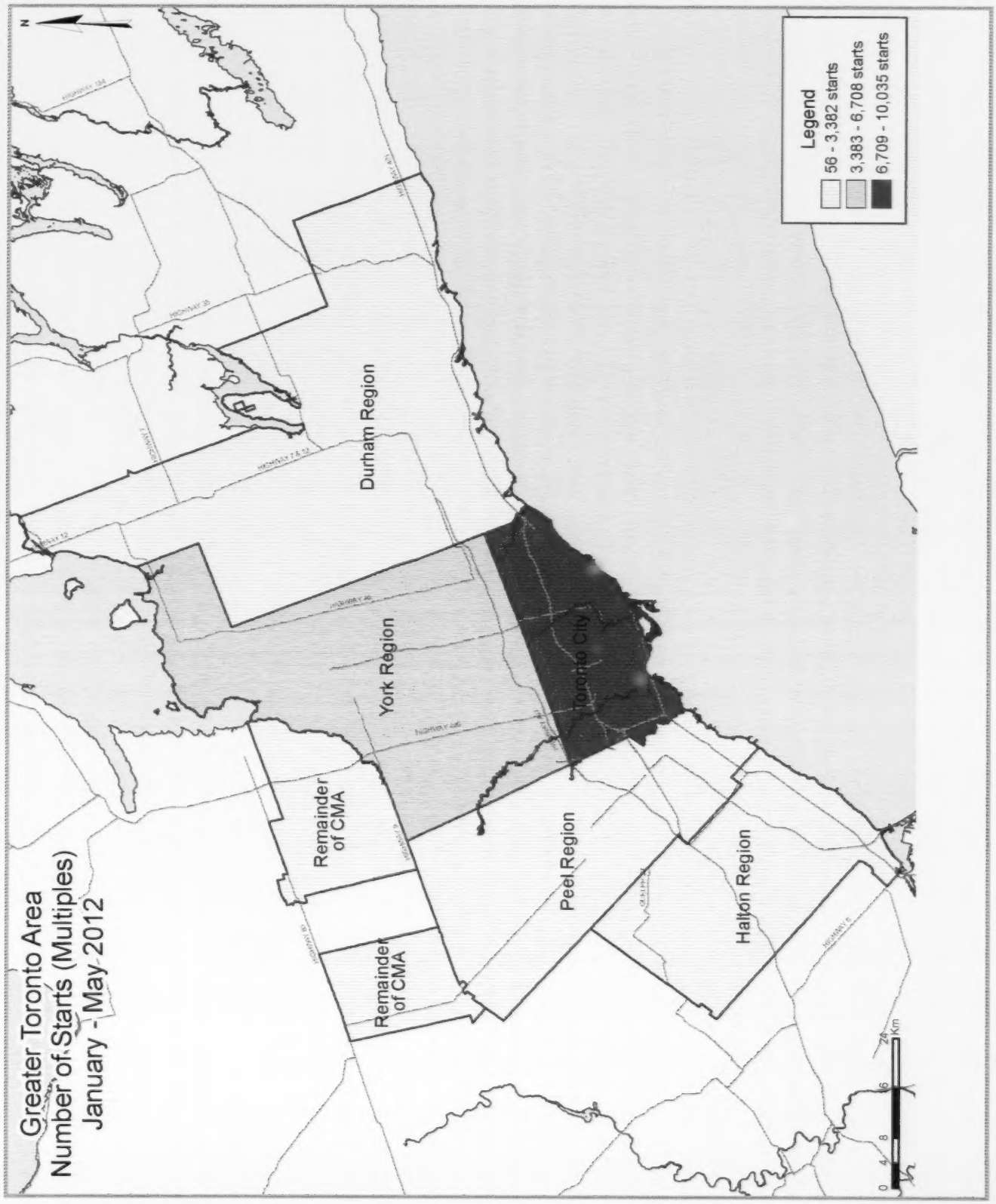
in 2011. Meanwhile, apartment starts are hitting new highs in the GTA and have represented nearly two-thirds of total starts this year. Condominium apartments are expected to remain the driving force behind new home development in the GTA this year, reflecting strong pre-construction sales activity over the past two years.

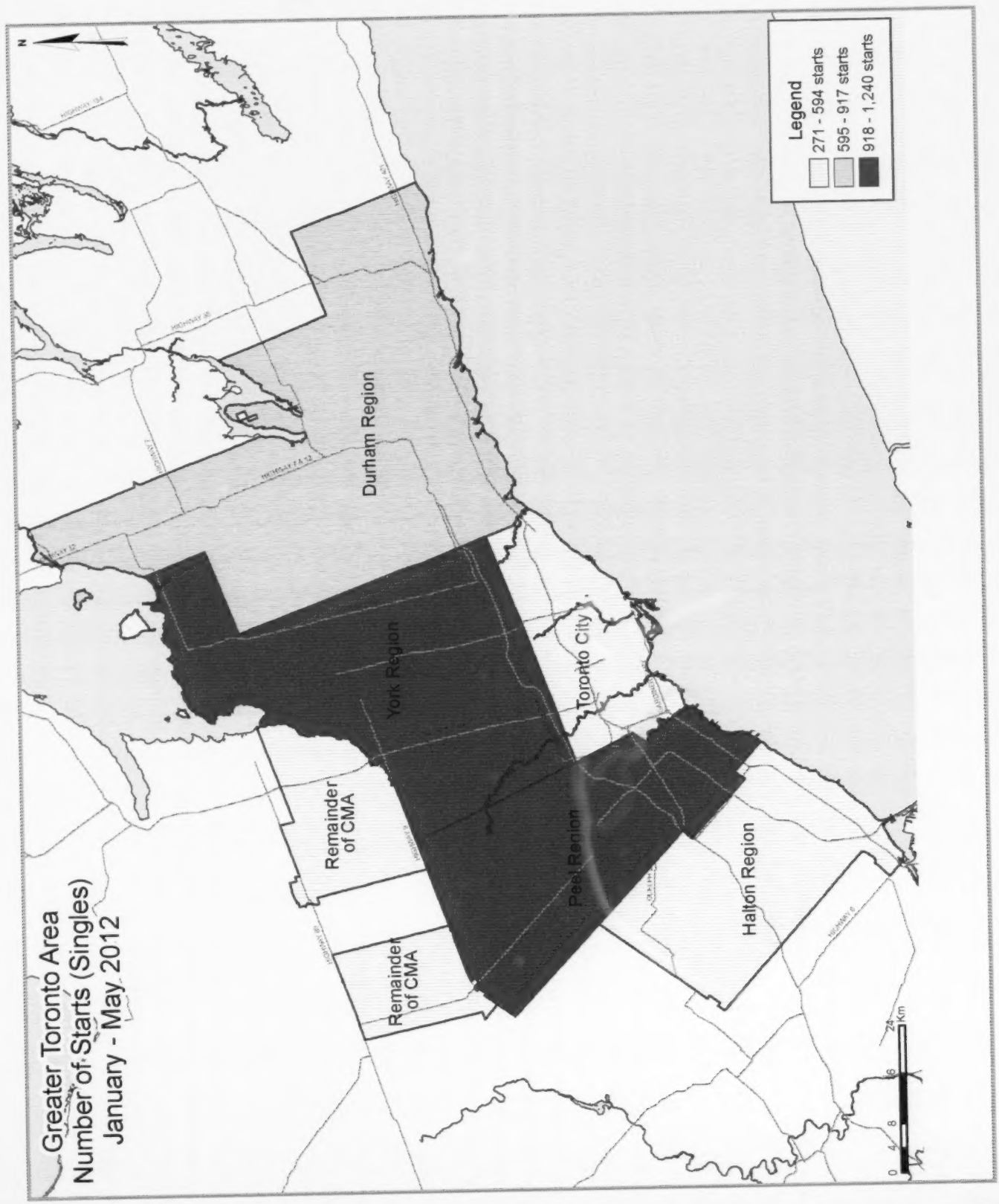
As of the end of May 2012, more than 60,000 homes were under-construction in the GTA, 75 per cent of which were apartment units. The elevated level of high-rise projects in development is expected to slow the rate of new home starts in the GTA, as will rising levels of unsold inventory in projects at the pre-construction stage.

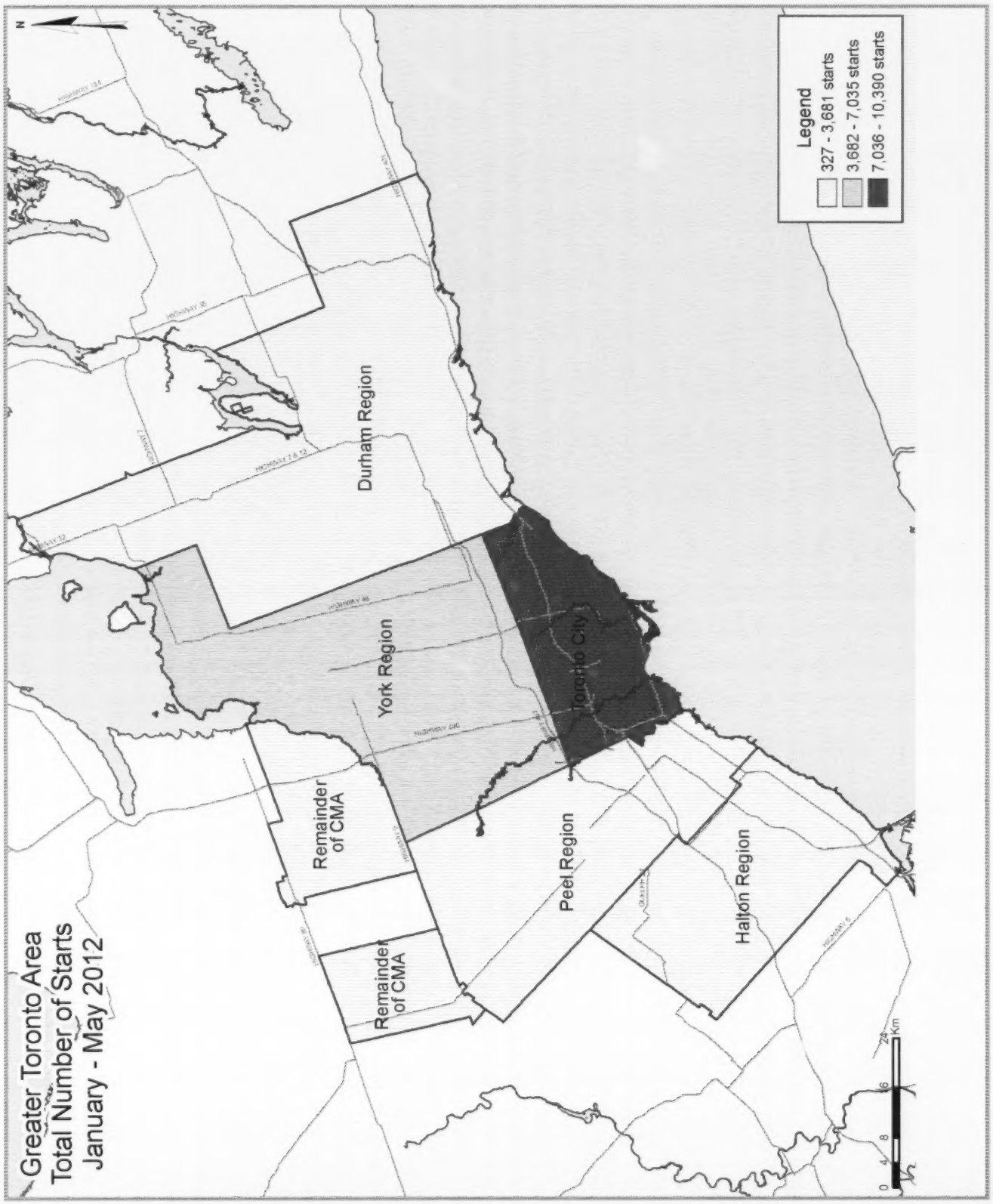

Greater Toronto Area
Number of Starts (Multiples)
May 2012
Legend
36 - 585 starts
586 - 1,134 starts
1,135 - 1,684 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

Greater Toronto Area
Number of Starts (Singles)
May 2012
Legend
11 - 129 starts
130 - 248 starts
249 - 367 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24 Km


Greater Toronto Area
Total Number of Starts
May 2012
Legend
96 - 657 starts
658 - 1,218 starts
1,219 - 1,779 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Multiples)
January - May 2012
Legend
56 - 3,382 starts
3,383 - 6,708 starts
6,709 - 10,035 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - May 2012
Legend
271 - 594 starts
595 - 917 starts
918 - 1,240 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - May 2012
Legend
327 - 3,681 starts
3,682 - 7,035 starts
7,036 - 10,390 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2012	872	172	423	7	28	1,595	0	384	3,481
May 2011	783	108	260	2	33	1,984	0	0	3,170
% Change	11.4	59.3	62.7	**	-15.2	-19.6	n/a	n/a	9.8
Year-to-date 2012	3,719	948	2,169	7	393	11,531	22	1,053	19,842
Year-to-date 2011	3,457	734	1,653	12	287	8,759	4	863	15,769
% Change	7.6	29.2	31.2	-41.7	36.9	31.6	**	22.0	25.8
UNDER CONSTRUCTION									
May 2012	7,971	1,830	3,646	24	1,134	40,912	30	2,827	58,374
May 2011	6,757	1,438	3,128	39	1,041	34,705	32	2,929	50,098
% Change	18.0	27.3	16.6	-38.5	8.9	17.9	-6.3	-3.5	16.5
COMPLETIONS									
May 2012	1,086	122	254	1	90	1,572	0	236	3,361
May 2011	912	130	196	4	99	1,318	0	0	2,659
% Change	19.1	-6.2	29.6	-75.0	-9.1	19.3	n/a	n/a	26.4
Year-to-date 2012	4,570	802	1,328	7	311	5,288	8	1,798	14,112
Year-to-date 2011	3,396	520	1,142	16	452	6,062	12	594	12,194
% Change	34.6	54.2	16.3	-56.3	-31.2	-12.8	-33.3	**	15.7
COMPLETED & NOT ABSORBED									
May 2012	110	12	37	0	7	822	13	587	1,588
May 2011	92	11	39	0	22	407	13	454	1,038
% Change	19.6	9.1	-5.1	n/a	-68.2	102.0	0.0	29.3	53.0
ABSORBED									
May 2012	1,069	123	262	1	89	1 569	0	0	3,113
May 2011	930	132	202	4	99	1 281	0	61	2,709
% Change	14.9	-6.8	29.7	-75.0	-10.1	22.5	n/a	-100.0	14.9
Year-to-date 2012	4,553	815	1,352	7	306	5,314	8	658	13,013
Year-to-date 2011	3,485	532	1,147	15	448	6,056	12	499	12,194
% Change	30.6	53.2	17.9	-53.3	-31.7	-12.3	-33.3	31.9	6.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2012	167	0	8	0	43	0	0	0	218
May 2011	133	4	48	0	29	0	0	0	214
% Change	25.6	-100.0	-83.3	n/a	48.3	n/a	n/a	n/a	1.9
Year-to-date 2012	467	6	64	0	55	154	0	139	885
Year-to-date 2011	428	38	48	0	56	0	0	16	586
% Change	9.1	-84.2	33.3	n/a	-1.8	n/a	n/a	**	51.0
UNDER CONSTRUCTION									
May 2012	804	10	134	0	123	190	0	187	1,448
May 2011	840	38	127	0	151	6	0	72	1,234
% Change	-4.3	-73.7	5.5	n/a	-18.5	**	n/a	159.7	17.3
COMPLETIONS									
May 2012	104	0	39	0	13	0	10	0	166
May 2011	105	6	24	0	12	6	0	0	153
% Change	-1.0	-100.0	62.5	n/a	8.3	-100.0	n/a	n/a	8.5
Year-to-date 2012	452	0	133	0	40	0	48	2	675
Year-to-date 2011	406	10	96	0	47	6	0	2	567
% Change	11.3	-100.0	38.5	n/a	-14.9	-100.0	n/a	0.0	19.0
COMPLETED & NOT ABSORBED									
May 2012	9	0	2	0	3	9	9	5	37
May 2011	11	0	3	0	3	10	0	0	27
% Change	-18.2	n/a	-33.3	n/a	0.0	-10.0	n/a	n/a	37.0
ABSORBED									
May 2012	105	0	38	0	14	0	4	0	161
May 2011	109	6	26	0	12	3	0	0	156
% Change	-3.7	-100.0	46.2	n/a	16.7	-100.0	n/a	n/a	3.2
Year-to-date 2012	458	0	132	0	40	1	39	2	672
Year-to-date 2011	407	10	95	0	47	11	0	2	572
% Change	12.5	-100.0	38.9	n/a	-14.9	-90.9	n/a	0.0	17.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2012	994	170	431	0	77	1,595	0	384	3,651
May 2011	891	102	308	0	66	1,984	0	0	3,351
% Change	11.6	66.7	39.9	n/a	16.7	-19.6	n/a	n/a	9.0
Year-to-date 2012	3,978	952	2,253	0	454	12,023	22	1,192	20,874
Year-to-date 2011	3,830	730	1,701	4	341	8,759	4	879	16,248
% Change	3.9	30.4	32.5	-100.0	33.1	37.3	**	35.6	28.5
UNDER CONSTRUCTION									
May 2012	8,469	1,828	3,816	13	1,269	41,594	30	3,164	60,183
May 2011	7,565	1,428	3,314	27	1,222	35,203	32	3,001	51,821
% Change	11.9	28.0	15.1	-51.9	3.8	18.2	-6.3	5.4	16.1
COMPLETIONS									
May 2012	1,085	110	293	0	103	1,572	10	236	3,409
May 2011	973	144	220	0	107	1,324	0	0	2,768
% Change	11.5	-23.6	33.2	n/a	-3.7	18.7	n/a	n/a	23.2
Year-to-date 2012	4,882	768	1,461	1	370	5,288	56	1,800	14,626
Year-to-date 2011	3,682	542	1,234	0	491	6,068	12	596	12,625
% Change	32.6	41.7	18.4	n/a	-24.6	-12.9	**	**	15.8
COMPLETED & NOT ABSORBED									
May 2012	133	12	39	0	13	831	22	609	1,659
May 2011	100	11	42	0	28	412	13	512	1,118
% Change	33.0	9.1	-7.1	n/a	-53.6	101.7	69.2	18.9	48.4
ABSORBED									
May 2012	1,057	111	300	0	103	1 569	4	0	3,144
May 2011	994	148	228	0	107	1 284	0	61	2,822
% Change	6.3	-25.0	31.6	n/a	-3.7	22.2	n/a	-100.0	11.4
Year-to-date 2012	4,852	781	1,484	1	365	5,324	47	660	13,514
Year-to-date 2011	3,767	554	1,253	0	487	6,068	12	625	12,766
% Change	28.8	41.0	18.4	n/a	-25.1	-12.3	**	5.6	5.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
May 2012	95	2	69	0	0	1,370	0	243	1,779
May 2011	64	0	14	0	17	1,984	0	0	2,079
York Region									
May 2012	367	52	178	0	0	216	0	141	954
May 2011	383	28	58	0	0	0	0	0	469
Peel Region									
May 2012	259	102	61	0	0	0	0	0	422
May 2011	154	64	75	0	0	0	0	0	293
Halton Region									
May 2012	11	14	99	0	17	9	0	0	150
May 2011	111	0	70	0	20	0	0	0	201
Durham Region									
May 2012	262	0	24	0	60	0	0	0	346
May 2011	179	10	91	0	29	0	0	0	309
Toronto CMA									
May 2012	872	172	423	7	28	1,595	0	384	3,481
May 2011	783	108	260	2	33	1,984	0	0	3,170
Oshawa CMA									
May 2012	167	0	8	0	43	0	0	0	218
May 2011	133	4	48	0	29	0	0	0	214
Greater Toronto Area									
May 2012	994	170	431	0	77	1,595	0	384	3,651
May 2011	891	102	308	0	66	1,984	0	0	3,351

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
May 2012	1,205	214	787	0	127	33,161	14	2,146	37,654
May 2011	968	212	1,346	0	121	28,447	20	2,765	33,908
York Region									
May 2012	2,140	276	1,205	3	334	4,627	8	231	8,824
May 2011	2,440	424	611	0	198	1,966	4	84	5,727
Peel Region									
May 2012	2,597	1,214	904	10	300	2,252	8	450	7,735
May 2011	2,263	646	530	27	455	3,134	8	0	7,063
Halton Region									
May 2012	1,165	60	615	0	295	1,129	0	150	3,414
May 2011	789	80	536	0	283	1,415	0	80	3,183
Durham Region									
May 2012	1,362	64	305	0	213	425	0	187	2,556
May 2011	1,105	66	291	0	165	241	0	72	1,940
Toronto CMA									
May 2012	7,971	1,830	3,646	24	1,134	40,912	30	2,827	58,374
May 2011	6,757	1,438	3,128	39	1,041	34,705	32	2,929	50,098
Oshawa CMA									
May 2012	804	10	134	0	123	190	0	187	1,448
May 2011	840	38	127	0	151	6	0	72	1,234
Greater Toronto Area									
May 2012	8,469	1,828	3,816	13	1,269	41,594	30	3,164	60,183
May 2011	7,565	1,428	3,314	27	1,222	35,203	32	3,001	51,821

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2012	73	0	25	0	0	713	0	236	1,047
May 2011	55	8	0	0	0	849	0	0	912
York Region									
May 2012	376	30	99	0	6	0	0	0	511
May 2011	485	54	32	0	20	0	0	0	591
Peel Region									
May 2012	266	44	125	0	0	859	0	0	1,294
May 2011	200	40	49	0	36	469	0	0	794
Halton Region									
May 2012	219	30	0	0	84	0	0	0	333
May 2011	119	36	103	0	39	0	0	0	297
Durham Region									
May 2012	151	6	44	0	13	0	10	0	224
May 2011	114	6	36	0	12	6	0	0	174
Toronto CMA									
May 2012	1,086	122	254	1	90	1,572	0	236	3,361
May 2011	912	130	196	4	99	1,318	0	0	2,659
Oshawa CMA									
May 2012	104	0	39	0	13	0	10	0	166
May 2011	105	6	24	0	12	6	0	0	153
Greater Toronto Area									
May 2012	1,085	110	293	0	103	1,572	10	236	3,409
May 2011	973	144	220	0	107	1,324	0	0	2,768

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
May 2012	43	1	24	0	4	696	11	390	1,169
May 2011	38	8	21	0	12	309	11	257	656
York Region									
May 2012	12	0	11	0	1	52	2	0	78
May 2011	12	0	5	0	2	30	2	0	51
Peel Region									
May 2012	34	11	0	0	2	74	0	197	318
May 2011	24	3	5	0	6	63	0	197	298
Halton Region									
May 2012	31	0	2	0	3	0	0	17	53
May 2011	11	0	8	0	5	0	0	58	82
Durham Region									
May 2012	13	0	2	0	3	9	9	5	41
May 2011	15	0	3	0	3	10	0	0	31
Toronto CMA									
May 2012	110	12	37	0	7	822	13	587	1,588
May 2011	92	11	39	0	22	407	13	454	1,038
Oshawa CMA									
May 2012	9	0	2	0	3	9	9	5	37
May 2011	11	0	3	0	3	10	0	0	27
Greater Toronto Area									
May 2012	133	12	39	0	13	831	22	609	1,659
May 2011	100	11	42	0	28	412	13	512	1,118

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2012

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
May 2012	75	0	33	0	0	710	0	0	818
May 2011	59	8	0	0	0	817	0	61	945
York Region									
May 2012	376	30	99	0	5	0	0	0	510
May 2011	488	56	36	0	20	3	0	0	603
Peel Region									
May 2012	252	45	125	0	0	859	0	0	1,281
May 2011	210	40	49	0	36	461	0	0	796
Halton Region									
May 2012	201	30	0	0	84	0	0	0	315
May 2011	120	38	103	0	38	0	0	0	299
Durham Region									
May 2012	153	6	43	0	14	0	4	0	220
May 2011	117	6	40	0	13	3	0	0	179
Toronto CMA									
May 2012	1,069	123	262	1	89	1,569	0	0	3,113
May 2011	930	132	202	4	99	1,281	0	61	2,709
Oshawa CMA									
May 2012	105	0	38	0	14	0	4	0	161
May 2011	109	6	26	0	12	3	0	0	156
Greater Toronto Area									
May 2012	1,057	111	300	0	103	1,569	4	0	3,144
May 2011	994	148	228	0	107	1,284	0	61	2,822

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA 2002 - 2011									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2002 - 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512
% Change	-10.7	-14.5	-15.3	-65.7	-16.0	-6.6	-90.0	-3.9	-10.5
2005	18,127	3,383	5,059	35	1,992	14,800	170	1,692	45,258
% Change	-15.3	-7.5	-0.2	-12.5	23.9	13.5	120.8	27.9	-2.1
2004	21,413	3,656	5,068	40	1,608	13,041	77	1,323	46,226
% Change	-5.4	-27.1	-3.6	**	14.0	-3.3	-50.6	-29.1	-7.7
2003	22,627	5,014	5,259	1	1,411	13,482	156	1,865	50,062
% Change	-9.6	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.2
2002	25,035	5,342	4,911	27	1,970	9,168	326	1,204	48,032

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Toronto City	95	64	2	0	69	31	1,613	1,984	1,779	2,079	-14.4
Toronto	12	11	0	0	30	0	562	1,212	604	1,223	-50.6
East York	9	3	2	0	0	0	0	0	11	3	**
Etobicoke	16	11	0	0	0	0	647	0	663	11	**
North York	41	33	0	0	36	14	404	772	481	819	-41.3
Scarborough	13	3	0	0	3	17	0	0	16	20	-20.0
York	4	2	0	0	0	0	0	0	4	2	100.0
York Region	367	383	52	28	178	58	357	0	954	469	103.4
Aurora	8	4	0	0	0	0	0	0	8	4	100.0
East Gwillimbury	1	0	32	0	0	6	0	0	33	6	**
Georgina Township	5	11	0	0	0	0	0	0	5	11	-54.5
King Township	23	18	0	2	8	0	0	0	31	20	55.0
Markham	75	159	20	16	110	16	1	0	206	191	7.9
Newmarket	85	33	0	0	0	0	0	0	85	33	157.6
Richmond Hill	77	18	0	0	48	12	356	0	481	30	**
Vaughan	66	79	0	0	4	0	0	0	70	79	-11.4
Whitchurch-Stouffville	27	61	0	10	8	24	0	0	35	95	-63.2
Peel Region	259	154	102	64	61	75	0	0	422	293	44.0
Brampton	192	123	92	64	61	33	0	0	345	220	56.8
Caledon	56	22	10	0	0	42	0	0	66	64	3.1
Mississauga	11	9	0	0	0	0	0	0	11	9	22.2
Halton Region	11	111	14	0	116	90	9	0	150	201	-25.4
Burlington	6	53	0	0	40	4	0	0	46	57	-19.3
Halton Hills	2	5	0	0	0	0	0	0	2	5	-60.0
Milton	3	43	14	0	65	70	0	0	82	113	-27.4
Oakville	0	10	0	0	11	16	9	0	20	26	-23.1
Durham Region	262	179	0	10	84	120	0	0	346	309	12.0
Ajax	13	42	0	6	17	40	0	0	30	88	-65.9
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	125	57	0	0	0	16	0	0	125	73	71.2
Oshawa	28	34	0	4	0	29	0	0	28	67	-58.2
Pickering	78	1	0	0	16	3	0	0	94	4	**
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	2	0	0	0	0	0	0	0	2	0	n/a
Whitby	14	42	0	0	51	32	0	0	65	74	-12.2
Remainder of Toronto CMA	60	83	2	10	34	0	0	0	96	93	3.2
Bradford West Gwillimbury	43	75	2	10	8	0	0	0	53	85	-37.6
Town of Mono	8	4	0	0	0	0	0	0	8	4	100.0
New Tecumseth	8	4	0	0	16	0	0	0	24	4	**
Orangeville	1	0	0	0	10	0	0	0	11	0	n/a
Toronto CMA	879	785	172	108	451	293	1,979	1,984	3,481	3,170	9.8
Oshawa CMA	167	133	0	4	51	77	0	0	218	214	1.9
Greater Toronto Area (GTA)	994	891	170	102	508	374	1,979	1,984	3,651	3,351	9.0

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	355	232	114	120	322	95	9,599	8,047	10,390	8,494	22.3
Toronto	48	45	8	6	40	0	6,465	4,897	6,561	4,948	32.6
East York	30	15	2	0	0	0	105	363	137	378	-63.8
Etobicoke	60	27	62	0	68	0	1,768	236	1,958	263	**
North York	118	114	10	110	154	54	1,261	1,520	1,543	1,798	-14.2
Scarborough	83	28	26	4	57	41	0	314	166	387	-57.1
York	16	2	6	0	3	0	0	0	25	2	**
York Region	1,159	1,515	170	254	1,019	409	2,226	499	4,574	2,677	70.9
Aurora	40	22	0	0	0	0	0	0	40	22	81.8
East Gwillimbury	63	27	32	14	0	17	0	0	95	58	63.8
Georgina Township	44	59	0	0	7	0	0	0	51	59	-13.6
King Township	122	42	4	2	52	0	127	0	305	44	**
Markham	235	477	108	28	741	23	1,116	0	2,200	528	**
Newmarket	184	64	0	0	60	0	0	0	244	64	**
Richmond Hill	193	206	4	4	102	109	564	0	863	319	170.5
Vaughan	200	333	6	130	41	175	419	499	666	1,137	-41.4
Whitchurch-Stouffville	78	285	16	76	16	85	0	0	110	446	-75.3
Peel Region	1,240	884	618	288	417	299	876	1,279	3,151	2,750	14.6
Brampton	998	781	530	276	345	101	0	49	1,873	1,207	55.2
Caledon	164	71	38	6	72	71	0	0	274	148	85.1
Mississauga	78	32	50	6	0	127	876	1,230	1,004	1,395	-28.0
Halton Region	446	599	16	20	590	390	405	216	1,457	1,225	18.9
Burlington	53	132	0	4	80	4	338	0	471	140	**
Halton Hills	23	20	0	2	0	0	0	0	23	22	4.5
Milton	272	361	16	0	283	201	2	216	573	778	-26.3
Oakville	98	86	0	14	227	185	65	0	390	285	36.8
Durham Region	778	604	34	48	197	199	293	251	1,302	1,102	18.1
Ajax	137	133	28	10	54	92	0	0	219	235	-6.8
Brock	0	3	0	0	0	0	0	0	0	3	-100.0
Clarington	284	163	6	0	23	28	82	0	395	191	106.8
Oshawa	78	129	0	38	0	44	0	16	78	227	-65.6
Pickering	144	27	0	0	24	3	0	235	168	265	-36.6
Scugog	3	6	0	0	0	0	0	0	3	6	-50.0
Uxbridge	27	7	0	0	0	0	0	0	27	7	**
Whitby	105	136	0	0	96	32	211	0	412	168	145.2
Remainder of Toronto CMA	271	204	2	52	54	0	0	0	327	256	27.7
Bradford West Gwillimbury	138	159	2	36	8	0	0	0	148	195	-24.1
Town of Mono	20	10	0	0	0	0	0	0	20	10	100.0
New Tecumseth	105	24	0	16	16	0	0	0	121	40	**
Orangeville	8	11	0	0	30	0	0	0	38	11	**
Toronto CMA	3,726	3,469	948	740	2,400	1,284	12,768	10,276	19,842	15,769	25.8
Oshawa CMA	467	428	6	38	119	104	293	16	885	586	51.0
Greater Toronto Area (GTA)	3,978	3,834	952	730	2,545	1,392	13,399	10,292	20,874	16,248	28.5

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Toronto City	69	31	0	0	1,370	1,984	243	0
Toronto	30	0	0	0	319	1,212	243	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	647	0	0	0
North York	36	14	0	0	404	772	0	0
Scarborough	3	17	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	178	58	0	0	216	0	141	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	8	0	0	0	0	0	0	0
Markham	110	16	0	0	0	0	1	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	48	12	0	0	216	0	140	0
Vaughan	4	0	0	0	0	0	0	0
Whitchurch-Stouffville	8	24	0	0	0	0	0	0
Peel Region	61	75	0	0	0	0	0	0
Brampton	61	33	0	0	0	0	0	0
Caledon	0	42	0	0	0	0	0	0
Mississauga	0	0	0	0	0	0	0	0
Halton Region	116	90	0	0	9	0	0	0
Burlington	40	4	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	65	70	0	0	0	0	0	0
Oakville	11	16	0	0	9	0	0	0
Durham Region	84	120	0	0	0	0	0	0
Ajax	17	40	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	16	0	0	0	0	0	0
Oshawa	0	29	0	0	0	0	0	0
Pickering	16	3	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	51	32	0	0	0	0	0	0
Remainder of Toronto CMA	34	0	0	0	0	0	0	0
Bradford West Gwillimbury	8	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	16	0	0	0	0	0	0	0
Orangeville	10	0	0	0	0	0	0	0
Toronto CMA	451	293	0	0	1,595	1,984	384	0
Oshawa CMA	51	77	0	0	0	0	0	0
Greater Toronto Area (GTA)	508	374	0	0	1,595	1,984	384	0

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	308	95	14	0	8,944	7,268	655	779
Toronto	40	0	0	0	5,901	4,591	564	306
East York	0	0	0	0	105	363	0	0
Etobicoke	68	0	0	0	1,768	0	0	236
North York	140	54	14	0	1,170	1,283	91	237
Scarborough	57	41	0	0	0	314	0	0
York	3	0	0	0	0	0	0	0
York Region	1,011	405	8	4	2,078	415	148	84
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	17	0	0	0	0	0	0
Georgina Township	7	0	0	0	0	0	0	0
King Township	52	0	0	0	127	0	0	0
Markham	741	23	0	0	1,108	0	8	0
Newmarket	60	0	0	0	0	0	0	0
Richmond Hill	102	109	0	0	424	0	140	0
Vaughan	41	175	0	0	419	415	0	84
Whitchurch-Stouffville	8	81	8	4	0	0	0	0
Peel Region	417	299	0	0	626	1,279	250	0
Brampton	345	101	0	0	0	49	0	0
Caledon	72	71	0	0	0	0	0	0
Mississauga	0	127	0	0	626	1,230	250	0
Halton Region	590	390	0	0	405	216	0	0
Burlington	80	4	0	0	338	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	283	201	0	0	2	216	0	0
Oakville	227	185	0	0	65	0	0	0
Durham Region	197	199	0	0	154	235	139	16
Ajax	54	92	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	23	28	0	0	82	0	0	0
Oshawa	0	44	0	0	0	0	0	16
Pickering	24	3	0	0	0	235	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	96	32	0	0	72	0	139	0
Remainder of Toronto CMA	54	0	0	0	0	0	0	0
Bradford West Gwillimbury	8	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	16	0	0	0	0	0	0	0
Orangeville	30	0	0	0	0	0	0	0
Toronto CMA	2,378	1,280	22	4	11,715	9,413	1,053	863
Oshawa CMA	119	104	0	0	154	0	139	16
Greater Toronto Area (GTA)	2,523	1,388	22	4	12,207	9,413	1,192	879

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Toronto City	166	78	1,370	2,001	243	0	1,779	2,079
Toronto	42	11	319	1,212	243	0	604	1,223
East York	11	3	0	0	0	0	11	3
Etobicoke	16	11	647	0	0	0	663	11
North York	77	47	404	772	0	0	481	819
Scarborough	16	3	0	17	0	0	16	20
York	4	2	0	0	0	0	4	2
York Region	597	469	216	0	141	0	954	469
Aurora	8	4	0	0	0	0	8	4
East Gwillimbury	33	6	0	0	0	0	33	6
Georgina Township	5	11	0	0	0	0	5	11
King Township	31	20	0	0	0	0	31	20
Markham	205	191	0	0	1	0	206	191
Newmarket	85	33	0	0	0	0	85	33
Richmond Hill	125	30	216	0	140	0	481	30
Vaughan	70	79	0	0	0	0	70	79
Whitchurch-Stouffville	35	95	0	0	0	0	35	95
Peel Region	422	293	0	0	0	0	422	293
Brampton	345	220	0	0	0	0	345	220
Caledon	66	64	0	0	0	0	66	64
Mississauga	11	9	0	0	0	0	11	9
Halton Region	124	181	26	20	0	0	150	201
Burlington	40	53	6	4	0	0	46	57
Halton Hills	2	5	0	0	0	0	2	5
Milton	82	113	0	0	0	0	82	113
Oakville	0	10	20	16	0	0	20	26
Durham Region	286	280	60	29	0	0	346	309
Ajax	13	88	17	0	0	0	30	88
Brock	0	0	0	0	0	0	0	0
Clarington	125	73	0	0	0	0	125	73
Oshawa	28	38	0	29	0	0	28	67
Pickering	94	4	0	0	0	0	94	4
Scugog	2	3	0	0	0	0	2	3
Uxbridge	2	0	0	0	0	0	2	0
Whitby	22	74	43	0	0	0	65	74
Remainder of Toronto CMA	89	91	7	2	0	0	96	93
Bradford West Gwillimbury	53	85	0	0	0	0	53	85
Town of Mono	1	2	7	2	0	0	8	4
New Tecumseth	24	4	0	0	0	0	24	4
Orangeville	11	0	0	0	0	0	11	0
Toronto CMA	1,467	1,151	1,630	2,019	384	0	3,481	3,170
Oshawa CMA	175	185	43	29	0	0	218	214
Greater Toronto Area (GTA)	1,595	1,301	1,672	2,050	384	0	3,651	3,351

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	871	833	8,850	6,882	669	779	10,390	8,494
Toronto	96	458	5,901	4,184	564	306	6,561	4,948
East York	32	15	105	363	0	0	137	378
Etobicoke	122	27	1,836	0	0	236	1,958	263
North York	430	278	1,008	1,283	105	237	1,543	1,798
Scarborough	166	52	0	335	0	0	166	387
York	25	2	0	0	0	0	25	2
York Region	2,308	2,131	2,110	458	156	88	4,574	2,677
Aurora	40	22	0	0	0	0	40	22
East Gwillimbury	95	58	0	0	0	0	95	58
Georgina Township	51	59	0	0	0	0	51	59
King Township	178	44	127	0	0	0	305	44
Markham	1,060	528	1,132	0	8	0	2,200	528
Newmarket	244	64	0	0	0	0	244	64
Richmond Hill	291	276	432	43	140	0	863	319
Vaughan	247	638	419	415	0	84	666	1,137
Whitchurch-Stouffville	102	442	0	0	8	4	110	446
Peel Region	2,275	1,369	626	1,381	250	0	3,151	2,750
Brampton	1,873	1,154	0	53	0	0	1,873	1,207
Caledon	274	148	0	0	0	0	274	148
Mississauga	128	67	626	1,328	250	0	1,004	1,395
Halton Region	821	912	636	313	0	0	1,457	1,225
Burlington	127	136	344	4	0	0	471	140
Halton Hills	23	22	0	0	0	0	23	22
Milton	573	562	0	216	0	0	573	778
Oakville	98	192	292	93	0	0	390	285
Durham Region	908	1,016	255	70	139	16	1,302	1,102
Ajax	173	221	46	14	0	0	219	235
Brock	0	3	0	0	0	0	0	3
Clarington	313	179	82	12	0	0	395	191
Oshawa	78	167	0	44	0	16	78	227
Pickering	168	265	0	0	0	0	168	265
Scugog	3	6	0	0	0	0	3	6
Uxbridge	27	7	0	0	0	0	27	7
Whitby	146	168	127	0	139	0	412	168
Remainder of Toronto CMA	320	242	7	14	0	0	327	256
Bradford West Gwillimbury	148	195	0	0	0	0	148	195
Town of Mono	13	5	7	5	0	0	20	10
New Tecumseth	121	31	0	9	0	0	121	40
Orangeville	38	11	0	0	0	0	38	11
Toronto CMA	6,836	5,844	11,931	9,058	1,075	867	19,842	15,769
Oshawa CMA	537	514	209	56	139	16	885	586
Greater Toronto Area (GTA)	7,183	6,261	12,477	9,104	1,214	883	20,874	16,248

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	% Change
Toronto City	73	55	0	8	25	0	949	849	1,047	912	14.8
Toronto	9	11	0	6	0	0	182	269	191	286	-33.2
East York	6	2	0	0	0	0	0	0	6	2	200.0
Etobicoke	10	3	0	0	0	0	236	254	246	257	-4.3
North York	7	21	0	0	7	0	531	326	545	347	57.1
Scarborough	40	18	0	0	18	0	0	0	58	18	**
York	1	0	0	2	0	0	0	0	1	2	-50.0
York Region	376	485	30	54	105	52	0	0	511	591	-13.5
Aurora	2	17	0	0	0	0	0	0	2	17	-88.2
East Gwillimbury	12	2	2	0	12	5	0	0	26	7	**
Georgina Township	15	6	0	0	0	0	0	0	15	6	150.0
King Township	5	16	0	0	0	4	0	0	5	20	-75.0
Markham	71	131	24	16	39	0	0	0	134	147	-8.8
Newmarket	57	14	0	0	0	0	0	0	57	14	**
Richmond Hill	70	71	2	4	27	20	0	0	99	95	4.2
Vaughan	117	182	2	10	19	23	0	0	138	215	-35.8
Whitchurch-Stouffville	27	46	0	24	8	0	0	0	35	70	-50.0
Peel Region	266	200	44	40	125	85	859	469	1,294	794	63.0
Brampton	230	176	4	34	120	61	0	0	354	271	30.6
Caledon	30	8	40	0	0	4	0	0	70	12	**
Mississauga	6	16	0	6	5	20	859	469	870	511	70.3
Halton Region	219	119	34	36	80	142	0	0	333	297	12.1
Burlington	26	18	0	22	4	0	0	0	30	40	-25.0
Halton Hills	2	5	4	0	4	0	0	0	10	5	100.0
Milton	132	87	20	14	60	103	0	0	212	204	3.9
Oakville	59	9	10	0	12	39	0	0	81	48	68.8
Durham Region	153	114	6	6	65	48	0	6	224	174	28.7
Ajax	33	6	6	0	0	12	0	0	39	18	116.7
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	34	44	0	0	14	9	0	6	48	59	-18.6
Oshawa	31	14	0	0	0	5	0	0	31	19	63.2
Pickering	12	2	0	0	5	0	0	0	17	2	**
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	1	1	0	0	0	0	0	0	1	1	0.0
Whitby	41	47	0	6	46	22	0	0	87	75	16.0
Remainder of Toronto CMA	133	66	16	18	0	0	0	0	149	84	77.4
Bradford West Gwillimbury	60	57	4	14	0	0	0	0	64	71	-9.9
Town of Mono	4	2	0	0	0	0	0	0	4	2	100.0
New Tecumseth	65	4	8	4	0	0	0	0	73	8	**
Orangeville	4	3	4	0	0	0	0	0	8	3	166.7
Toronto CMA	1,087	916	130	134	336	291	1,808	1,318	3,361	2,659	26.4
Oshawa CMA	106	105	0	6	60	36	0	6	166	153	8.5
Greater Toronto Area (GTA)	1,087	973	114	144	400	327	1,808	1,324	3,409	2,768	23.2

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2012

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	% Change
Toronto City	313	288	150	30	334	140	5,615	5,405	6,412	5,863	9.4
Toronto	44	47	0	18	18	15	2,976	3,463	3,038	3,543	-14.3
East York	19	10	0	0	0	0	0	0	19	10	90.0
Etobicoke	45	36	2	10	5	0	1,603	551	1,655	597	177.2
North York	144	102	146	0	241	16	871	1,193	1,402	1,311	6.9
Scarborough	54	90	2	0	70	109	165	198	291	397	-26.7
York	7	3	0	2	0	0	0	0	7	5	40.0
York Region	1,912	1,530	168	144	553	406	217	208	2,850	2,288	24.6
Aurora	13	72	0	8	0	0	0	153	13	233	-94.4
East Gwillimbury	27	35	6	0	16	15	0	0	49	50	-2.0
Georgina Township	51	40	0	0	0	11	0	0	51	51	0.0
King Township	23	68	0	0	0	18	0	0	23	86	-73.3
Markham	714	232	122	80	336	86	4	0	1,176	398	195.5
Newmarket	95	79	4	4	0	0	4	0	103	83	24.1
Richmond Hill	247	294	8	4	80	95	0	25	335	418	-19.9
Vaughan	523	601	24	16	64	148	209	30	820	795	3.1
Whitchurch-Stouffville	219	109	4	32	57	33	0	0	280	174	60.9
Peel Region	1,197	827	306	198	307	452	859	1,030	2,669	2,507	6.5
Brampton	1,043	690	174	142	179	357	0	74	1,396	1,263	10.5
Caledon	86	60	48	8	6	15	0	0	140	83	68.7
Mississauga	68	77	84	48	122	80	859	956	1,133	1,161	-2.4
Halton Region	678	495	92	120	325	386	427	53	1,522	1,054	44.4
Burlington	150	114	0	40	23	22	0	0	173	176	-1.7
Halton Hills	17	29	4	0	13	8	0	53	34	90	-62.2
Milton	314	246	66	80	153	190	288	0	821	516	59.1
Oakville	197	106	22	0	136	166	139	0	494	272	81.6
Durham Region	785	542	56	50	330	313	2	8	1,173	913	28.5
Ajax	134	102	56	40	44	170	0	0	234	312	-25.0
Brock	5	1	0	0	0	0	0	0	5	1	**
Clarington	152	151	0	0	36	28	0	6	188	185	1.6
Oshawa	124	139	0	2	53	27	2	2	179	170	5.3
Pickering	178	16	0	0	67	0	0	0	245	16	**
Scugog	2	5	0	0	0	0	0	0	2	5	-60.0
Uxbridge	12	12	0	0	0	0	0	0	12	12	0.0
Whitby	178	116	0	8	130	88	0	0	308	212	45.3
Remainder of Toronto CMA	303	256	38	36	0	26	0	0	341	318	7.2
Bradford West Gwillimbury	147	205	24	26	0	23	0	0	171	254	-32.7
Town of Mono	9	15	0	0	0	0	0	0	9	15	-40.0
New Tecumseth	130	24	10	8	0	0	0	0	140	32	**
Orangeville	17	12	4	2	0	3	0	0	21	17	23.5
Toronto CMA	4,577	3,412	810	528	1,607	1,558	7,118	6,696	14,112	12,194	15.7
Oshawa CMA	454	406	0	10	219	143	2	8	675	567	19.0
Greater Toronto Area (GTA)	4,885	3,682	772	542	1,849	1,697	7,120	6,704	14,626	12,625	15.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Toronto City	25	0	0	0	713	849	236	0
Toronto	0	0	0	0	182	269	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	254	236	0
North York	7	0	0	0	531	326	0	0
Scarborough	18	0	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	105	52	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	12	5	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	39	0	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	27	20	0	0	0	0	0	0
Vaughan	19	23	0	0	0	0	0	0
Whitchurch-Stouffville	8	0	0	0	0	0	0	0
Peel Region	125	85	0	0	859	469	0	0
Brampton	120	61	0	0	0	0	0	0
Caledon	0	4	0	0	0	0	0	0
Mississauga	5	20	0	0	859	469	0	0
Halton Region	80	142	0	0	0	0	0	0
Burlington	4	0	0	0	0	0	0	0
Halton Hills	4	0	0	0	0	0	0	0
Milton	60	103	0	0	0	0	0	0
Oakville	12	39	0	0	0	0	0	0
Durham Region	57	48	8	0	0	6	0	0
Ajax	0	12	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	6	9	8	0	0	6	0	0
Oshawa	0	5	0	0	0	0	0	0
Pickering	5	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	46	22	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	336	291	0	0	1,572	1,318	236	0
Oshawa CMA	52	36	8	0	0	6	0	0
Greater Toronto Area (GTA)	392	327	8	0	1,572	1,324	236	0

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2012

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	334	140	0	0	3,905	4,915	1,710	490
Toronto	18	15	0	0	2,206	3,305	770	158
East York	0	0	0	0	0	0	0	0
Etobicoke	5	0	0	0	878	551	725	0
North York	241	16	0	0	809	861	62	332
Scarborough	70	109	0	0	12	198	153	0
York	0	0	0	0	0	0	0	0
York Region	545	394	8	12	209	183	8	25
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	16	15	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	18	0	0	0	0	0	0
Markham	336	86	0	0	0	0	4	0
Newmarket	0	0	0	0	0	0	4	0
Richmond Hill	80	95	0	0	0	0	0	25
Vaughan	64	148	0	0	209	30	0	0
Whitchurch-Stouffville	49	21	8	12	0	0	0	0
Peel Region	307	452	0	0	859	1,004	0	26
Brampton	179	357	0	0	0	48	0	26
Caledon	6	15	0	0	0	0	0	0
Mississauga	122	80	0	0	859	956	0	0
Halton Region	325	386	0	0	347	0	80	53
Burlington	23	22	0	0	0	0	0	0
Halton Hills	13	8	0	0	0	0	0	53
Milton	153	190	0	0	208	0	80	0
Oakville	136	166	0	0	139	0	0	0
Durham Region	284	313	46	0	0	6	2	2
Ajax	44	170	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	28	28	8	0	0	6	0	0
Oshawa	15	27	38	0	0	0	2	2
Pickering	67	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	130	88	0	0	0	0	0	0
Remainder of Toronto CMA	0	26	0	0	0	0	0	0
Bradford West Gwillimbury	0	23	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	3	0	0	0	0	0	0
Toronto CMA	1,599	1,546	8	12	5,320	6,102	1,798	594
Oshawa CMA	173	143	46	0	0	6	2	2
Greater Toronto Area (GTA)	1,795	1,685	54	12	5,320	6,108	1,800	596

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011	May 2012	May 2011
Toronto City	98	63	713	849	236	0	1,047	912
Toronto	9	17	182	269	0	0	191	286
East York	6	2	0	0	0	0	6	2
Etobicoke	10	3	0	254	236	0	246	257
North York	14	21	531	326	0	0	545	347
Scarborough	58	18	0	0	0	0	58	18
York	1	2	0	0	0	0	1	2
York Region	505	571	6	20	0	0	511	591
Aurora	2	17	0	0	0	0	2	17
East Gwillimbury	26	7	0	0	0	0	26	7
Georgina Township	15	6	0	0	0	0	15	6
King Township	5	20	0	0	0	0	5	20
Markham	134	147	0	0	0	0	134	147
Newmarket	57	14	0	0	0	0	57	14
Richmond Hill	93	75	6	20	0	0	99	95
Vaughan	138	215	0	0	0	0	138	215
Whitchurch-Stouffville	35	70	0	0	0	0	35	70
Peel Region	435	289	859	505	0	0	1,294	794
Brampton	354	235	0	36	0	0	354	271
Caledon	70	12	0	0	0	0	70	12
Mississauga	11	42	859	469	0	0	870	511
Halton Region	249	258	84	39	0	0	333	297
Burlington	26	40	4	0	0	0	30	40
Halton Hills	2	5	8	0	0	0	10	5
Milton	152	204	60	0	0	0	212	204
Oakville	69	9	12	39	0	0	81	48
Durham Region	201	156	13	18	10	0	224	174
Ajax	39	18	0	0	0	0	39	18
Brock	1	0	0	0	0	0	1	0
Clarington	40	53	0	6	8	0	48	59
Oshawa	29	14	0	5	2	0	31	19
Pickering	17	2	0	0	0	0	17	2
Scugog	0	0	0	0	0	0	0	0
Uxbridge	1	1	0	0	0	0	1	1
Whitby	74	68	13	7	0	0	87	75
Remainder of Toronto CMA	144	76	5	8	0	0	149	84
Bradford West Gwillimbury	64	71	0	0	0	0	64	71
Town of Mono	3	0	1	2	0	0	4	2
New Tecumseth	69	2	4	6	0	0	73	8
Orangeville	8	3	0	0	0	0	8	3
Toronto CMA	1,462	1,238	1,663	1,421	236	0	3,361	2,659
Oshawa CMA	143	135	13	18	10	0	166	153
Greater Toronto Area (GTA)	1,488	1,337	1,675	1,431	246	0	3,409	2,768

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2012

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011	YTD 2012	YTD 2011
Toronto City	784	433	3,918	4,940	1,710	490	6,412	5,863
Toronto	83	80	2,185	3,305	770	158	3,038	3,543
East York	19	10	0	0	0	0	19	10
Etobicoke	52	86	878	511	725	0	1,655	597
North York	530	102	810	877	62	332	1,402	1,311
Scarborough	93	150	45	247	153	0	291	397
York	7	5	0	0	0	0	7	5
York Region	2,605	1,985	229	266	16	37	2,850	2,288
Aurora	12	80	1	153	0	0	13	233
East Gwillimbury	49	50	0	0	0	0	49	50
Georgina Township	51	51	0	0	0	0	51	51
King Township	23	86	0	0	0	0	23	86
Markham	1,172	398	0	0	4	0	1,176	398
Newmarket	99	83	0	0	4	0	103	83
Richmond Hill	316	347	19	46	0	25	335	418
Vaughan	611	728	209	67	0	0	820	795
Whitchurch-Stouffville	272	162	0	0	8	12	280	174
Peel Region	1,703	1,255	966	1,226	0	26	2,669	2,507
Brampton	1,396	981	0	256	0	26	1,396	1,263
Caledon	140	77	0	6	0	0	140	83
Mississauga	167	197	966	964	0	0	1,133	1,161
Halton Region	936	927	506	74	80	53	1,522	1,054
Burlington	150	176	23	0	0	0	173	176
Halton Hills	17	37	17	0	0	53	34	90
Milton	463	516	278	0	80	0	821	516
Oakville	306	198	188	74	0	0	494	272
Durham Region	1,083	858	40	53	50	2	1,173	913
Ajax	234	312	0	0	0	0	234	312
Brock	5	1	0	0	0	0	5	1
Clarington	174	166	6	19	8	0	188	185
Oshawa	122	141	15	27	42	2	179	170
Pickering	245	16	0	0	0	0	245	16
Scugog	2	5	0	0	0	0	2	5
Uxbridge	12	12	0	0	0	0	12	12
Whitby	289	205	19	7	0	0	308	212
Remainder of Toronto CMA	331	294	10	24	0	0	341	318
Bradford West Gwillimbury	171	254	0	0	0	0	171	254
Town of Mono	4	12	5	3	0	0	9	15
New Tecumseth	135	11	5	21	0	0	140	32
Orangeville	21	17	0	0	0	0	21	17
Toronto CMA	6,700	5,058	5,606	6,530	1,806	606	14,112	12,194
Oshawa CMA	585	512	40	53	50	2	675	567
Greater Toronto Area (GTA)	7,111	5,458	5,659	6,559	1,856	608	14,626	12,625

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
May 2012	0	0.0	28	37.3	14	18.7	6	8.0	27	36.0	75	591,990	874,769
May 2011	4	6.9	9	15.5	8	13.8	2	3.4	35	60.3	58	991,450	1,123,398
Year-to-date 2012	4	1.3	52	16.3	27	8.5	27	8.5	209	65.5	319	995,875	1,129,218
Year-to-date 2011	49	16.7	23	7.8	32	10.9	20	6.8	169	57.7	293	995,000	1,168,389
Toronto													
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
May 2011	0	0.0	0	0.0	2	20.0	1	10.0	7	70.0	10	995,000	1,049,390
Year-to-date 2012	0	0.0	0	0.0	1	2.3	0	0.0	42	97.7	43	1,375,000	1,714,752
Year-to-date 2011	1	2.3	3	7.0	2	4.7	1	2.3	36	83.7	43	1,449,000	1,738,484
East York													
May 2012	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
May 2011	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2012	0	0.0	0	0.0	0	0.0	2	10.5	17	89.5	19	1,300,000	1,318,020
Year-to-date 2011	0	0.0	1	10.0	1	10.0	2	20.0	6	60.0	10	1,337,000	1,197,770
Etobicoke													
May 2012	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	912,450	998,061
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2012	0	0.0	0	0.0	5	10.4	12	25.0	31	64.6	48	1,222,245	1,232,135
Year-to-date 2011	0	0.0	0	0.0	2	5.6	10	27.8	24	66.7	36	1,124,750	1,434,073
North York													
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9	--	--
May 2011	1	4.3	0	0.0	0	0.0	0	0.0	22	95.7	23	1,298,550	1,641,128
Year-to-date 2012	4	2.6	22	14.4	5	3.3	8	5.2	114	74.5	153	1,054,900	1,099,989
Year-to-date 2011	1	0.9	1	0.9	5	4.6	7	6.5	94	87.0	108	1,209,900	1,398,217
Scarborough													
May 2012	0	0.0	28	66.7	12	28.6	1	2.4	1	2.4	42	539,945	556,584
May 2011	3	15.0	9	45.0	6	30.0	0	0.0	2	10.0	20	513,990	559,623
Year-to-date 2012	0	0.0	30	61.2	13	26.5	4	8.2	2	4.1	49	539,990	572,582
Year-to-date 2011	47	50.5	18	19.4	21	22.6	0	0.0	7	7.5	93	446,990	523,683
York													
May 2012	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	0.0	0	0.0	3	42.9	1	14.3	3	42.9	7	--	--
Year-to-date 2011	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
May 2012	35	9.3	80	21.3	85	22.7	108	28.8	67	17.9	375	638,990	680,335
May 2011	85	17.5	101	20.7	153	31.4	96	19.7	52	10.7	487	584,990	608,333
Year-to-date 2012	249	13.0	473	24.7	482	25.2	453	23.7	256	13.4	1,913	586,990	643,919
Year-to-date 2011	214	14.0	323	21.1	548	35.9	274	17.9	169	11.1	1,528	589,900	616,417
Aurora													
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
May 2011	0	0.0	4	23.5	9	52.9	3	17.6	1	5.9	17	590,990	633,889
Year-to-date 2012	1	6.7	2	13.3	1	6.7	0	0.0	11	73.3	15	1,302,000	1,243,126
Year-to-date 2011	2	2.6	20	26.3	36	47.4	7	9.2	11	14.5	76	605,900	658,642
East Gwillimbury													
May 2012	8	66.7	4	33.3	0	0.0	0	0.0	0	0.0	12	444,990	447,990
May 2011	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	21	77.8	6	22.2	0	0.0	0	0.0	0	0.0	27	444,990	438,357
Year-to-date 2011	19	54.3	7	20.0	8	22.9	0	0.0	1	2.9	35	447,990	482,157
Georgina Township													
May 2012	14	93.3	0	0.0	0	0.0	0	0.0	1	6.7	15	333,990	375,590
May 2011	3	50.0	0	0.0	0	0.0	0	0.0	3	50.0	6	--	--
Year-to-date 2012	42	82.4	4	7.8	0	0.0	0	0.0	5	9.8	51	337,990	454,540
Year-to-date 2011	31	77.5	1	2.5	2	5.0	2	5.0	4	10.0	40	329,990	418,015
King Township													
May 2012	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
May 2011	3	18.8	5	31.3	1	6.3	4	25.0	3	18.8	16	579,995	601,553
Year-to-date 2012	0	0.0	0	0.0	0	0.0	11	50.0	11	50.0	22	813,490	867,718
Year-to-date 2011	13	20.0	19	29.2	2	3.1	25	38.5	6	9.2	65	590,990	597,236
Markham													
May 2012	9	13.0	33	47.8	15	21.7	7	10.1	5	7.2	69	535,990	564,837
May 2011	16	12.2	15	11.5	69	52.7	19	14.5	12	9.2	131	588,990	622,630
Year-to-date 2012	117	16.5	290	40.9	220	31.0	60	8.5	22	3.1	709	535,990	552,333
Year-to-date 2011	25	10.8	68	29.3	89	38.4	27	11.6	23	9.9	232	574,990	603,919
Newmarket													
May 2012	3	5.3	26	45.6	13	22.8	15	26.3	0	0.0	57	549,900	579,927
May 2011	9	52.9	5	29.4	3	17.6	0	0.0	0	0.0	17	440,990	472,456
Year-to-date 2012	24	25.3	32	33.7	24	25.3	15	15.8	0	0.0	95	543,900	541,592
Year-to-date 2011	37	47.4	19	24.4	20	25.6	2	2.6	0	0.0	78	465,400	494,327
Richmond Hill													
May 2012	0	0.0	6	8.3	28	38.9	22	30.6	16	22.2	72	658,945	725,816
May 2011	17	25.4	11	16.4	15	22.4	19	28.4	5	7.5	67	601,990	600,374
Year-to-date 2012	0	0.0	25	10.2	98	39.8	79	32.1	44	17.9	246	650,490	735,254
Year-to-date 2011	34	11.8	22	7.7	124	43.2	74	25.8	33	11.5	287	635,900	655,636
Vaughan													
May 2012	0	0.0	0	0.0	23	19.8	62	53.4	31	26.7	116	742,400	777,282
May 2011	19	10.3	31	16.8	56	30.3	51	27.6	28	15.1	185	625,900	649,970
Year-to-date 2012	5	0.9	13	2.5	85	16.1	283	53.6	142	26.9	528	726,990	770,949
Year-to-date 2011	20	3.3	107	17.8	256	42.6	132	22.0	86	14.3	601	616,900	656,360
Whitchurch-Stouffville													
May 2012	1	3.7	11	40.7	6	22.2	0	0.0	9	33.3	27	564,900	766,040
May 2011	16	34.8	30	65.2	0	0.0	0	0.0	0	0.0	46	469,900	466,927
Year-to-date 2012	39	17.7	101	45.9	54	24.5	5	2.3	21	9.5	220	499,950	582,152
Year-to-date 2011	33	28.9	60	52.6	11	9.6	5	4.4	5	4.4	114	489,900	509,689

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
May 2012	37	14.7	53	21.0	43	17.1	85	33.7	34	13.5	252	632,990	631,749
May 2011	72	34.3	47	22.4	42	20.0	36	17.1	13	6.2	210	531,945	553,561
Year-to-date 2012	216	18.3	327	27.7	305	25.8	253	21.4	79	6.7	1,180	560,900	585,815
Year-to-date 2011	278	31.3	246	27.7	197	22.2	114	12.8	54	6.1	889	518,900	554,009
Brampton													
May 2012	35	15.4	48	21.1	36	15.9	80	35.2	28	12.3	227	643,900	620,191
May 2011	71	38.2	42	22.6	38	20.4	32	17.2	3	1.6	186	499,900	517,578
Year-to-date 2012	213	20.5	312	30.0	243	23.3	235	22.6	38	3.7	1,041	549,900	559,531
Year-to-date 2011	274	36.4	213	28.3	162	21.5	98	13.0	6	0.8	753	499,900	509,400
Caledon													
May 2012	2	10.5	5	26.3	7	36.8	5	26.3	0	0.0	19	569,990	574,076
May 2011	1	12.5	3	37.5	2	25.0	1	12.5	1	12.5	8	--	--
Year-to-date 2012	3	4.2	14	19.7	33	46.5	18	25.4	3	4.2	71	609,900	687,915
Year-to-date 2011	3	5.1	29	49.2	17	28.8	6	10.2	4	6.8	59	549,900	580,326
Mississauga													
May 2012	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
May 2011	0	0.0	2	12.5	2	12.5	3	18.8	9	56.3	16	850,000	926,163
Year-to-date 2012	0	0.0	1	1.5	29	42.6	0	0.0	38	55.9	68	850,000	881,578
Year-to-date 2011	1	1.3	4	5.2	18	23.4	10	13.0	44	57.1	77	850,000	970,088
Halton Region													
May 2012	51	25.4	59	29.4	53	26.4	17	8.5	21	10.4	201	540,900	566,462
May 2011	77	64.2	24	20.0	5	4.2	4	3.3	10	8.3	120	420,900	504,034
Year-to-date 2012	145	22.2	210	32.1	129	19.7	49	7.5	121	18.5	654	530,900	737,520
Year-to-date 2011	170	33.7	180	35.6	32	6.3	34	6.7	89	17.6	505	483,900	774,046
Burlington													
May 2012	1	6.7	7	46.7	6	40.0	0	0.0	1	6.7	15	541,990	580,325
May 2011	3	16.7	11	61.1	4	22.2	0	0.0	0	0.0	18	499,990	511,323
Year-to-date 2012	15	10.9	79	57.2	32	23.2	1	0.7	11	8.0	138	511,490	638,592
Year-to-date 2011	18	15.8	67	58.8	12	10.5	2	1.8	15	13.2	114	506,990	833,772
Halton Hills													
May 2012	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	--	--
May 2011	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
Year-to-date 2012	0	0.0	0	0.0	2	11.8	5	29.4	10	58.8	17	850,000	856,953
Year-to-date 2011	3	10.3	8	27.6	2	6.9	0	0.0	16	55.2	29	850,000	1,073,090
Milton													
May 2012	50	37.9	47	35.6	34	25.8	1	0.8	0	0.0	132	485,900	497,188
May 2011	74	85.1	13	14.9	0	0.0	0	0.0	0	0.0	87	410,900	417,131
Year-to-date 2012	127	40.4	108	34.4	75	23.9	4	1.3	0	0.0	314	470,900	491,715
Year-to-date 2011	146	59.3	96	39.0	1	0.4	0	0.0	3	1.2	246	430,900	452,207
Oakville													
May 2012	0	0.0	5	9.6	12	23.1	16	30.8	19	36.5	52	715,000	730,833
May 2011	0	0.0	0	0.0	1	10.0	4	40.0	5	50.0	10	809,945	933,985
Year-to-date 2012	3	1.6	23	12.4	20	10.8	39	21.1	100	54.1	185	830,000	1,217,543
Year-to-date 2011	3	2.6	9	7.8	17	14.7	32	27.6	55	47.4	116	780,000	1,323,111

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
May 2012	74	48.4	39	25.5	14	9.2	20	13.1	6	3.9	153	455,990	471,388
May 2011	95	81.2	14	12.0	7	6.0	1	0.9	0	0.0	117	339,990	371,234
Year-to-date 2012	384	49.4	182	23.4	131	16.8	52	6.7	29	3.7	778	453,400	470,225
Year-to-date 2011	379	70.3	105	19.5	40	7.4	9	1.7	6	1.1	539	361,990	396,115
Ajax													
May 2012	5	15.2	6	18.2	5	15.2	16	48.5	1	3.0	33	650,300	592,567
May 2011	0	0.0	1	20.0	3	60.0	1	20.0	0	0.0	5	--	--
Year-to-date 2012	25	19.1	28	21.4	38	29.0	32	24.4	8	6.1	131	584,400	573,147
Year-to-date 2011	28	26.9	53	51.0	20	19.2	2	1.9	1	1.0	104	492,100	495,188
Brock													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
May 2012	25	78.1	6	18.8	0	0.0	1	3.1	0	0.0	32	350,945	381,075
May 2011	38	86.4	5	11.4	1	2.3	0	0.0	0	0.0	44	333,990	350,858
Year-to-date 2012	125	80.6	21	13.5	5	3.2	2	1.3	2	1.3	155	351,900	374,093
Year-to-date 2011	127	85.2	15	10.1	4	2.7	2	1.3	1	0.7	149	336,900	358,595
Oshawa													
May 2012	22	73.3	8	26.7	0	0.0	0	0.0	0	0.0	30	369,945	376,870
May 2011	18	94.7	1	5.3	0	0.0	0	0.0	0	0.0	19	347,990	349,234
Year-to-date 2012	95	77.2	26	21.1	1	0.8	0	0.0	1	0.8	123	365,990	375,359
Year-to-date 2011	127	87.6	17	11.7	1	0.7	0	0.0	0	0.0	145	330,990	349,108
Pickering													
May 2012	0	0.0	6	42.9	4	28.6	0	0.0	4	28.6	14	570,550	718,246
May 2011	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
Year-to-date 2012	41	23.0	59	33.1	59	33.1	5	2.8	14	7.9	178	529,990	559,423
Year-to-date 2011	0	0.0	1	6.3	12	75.0	2	12.5	1	6.3	16	600,295	631,763
Scugog													
May 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2012	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
May 2012	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2011	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2012	4	30.8	4	30.8	1	7.7	3	23.1	1	7.7	13	518,500	544,844
Year-to-date 2011	5	41.7	6	50.0	0	0.0	0	0.0	1	8.3	12	491,100	502,466
Whitby													
May 2012	22	51.2	13	30.2	5	11.6	2	4.7	1	2.3	43	435,990	426,059
May 2011	38	82.6	7	15.2	1	2.2	0	0.0	0	0.0	46	339,990	363,689
Year-to-date 2012	94	52.8	44	24.7	27	15.2	10	5.6	3	1.7	178	438,490	449,094
Year-to-date 2011	92	81.4	13	11.5	3	2.7	3	2.7	2	1.8	113	339,990	370,068

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2012

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
May 2012	111	83.5	17	12.8	1	0.8	3	2.3	1	0.8	133	394,990	388,245
May 2011	55	82.1	9	13.4	3	4.5	0	0.0	0	0.0	67	410,990	415,461
Year-to-date 2012	257	84.8	40	13.2	1	0.3	4	1.3	1	0.3	303	389,990	384,791
Year-to-date 2011	197	77.6	44	17.3	7	2.8	3	1.2	3	1.2	254	415,490	423,846
Bradford West Gwillimbury													
May 2012	45	75.0	15	25.0	0	0.0	0	0.0	0	0.0	60	421,990	432,940
May 2011	47	82.5	8	14.0	2	3.5	0	0.0	0	0.0	57	415,990	420,797
Year-to-date 2012	111	75.5	36	24.5	0	0.0	0	0.0	0	0.0	147	424,990	432,099
Year-to-date 2011	159	77.6	43	21.0	2	1.0	1	0.5	0	0.0	205	419,990	424,169
Town of Mono													
May 2012	1	25.0	1	25.0	0	0.0	1	25.0	1	25.0	4	--	--
May 2011	1	33.3	1	33.3	1	33.3	0	0.0	0	0.0	3	--	--
Year-to-date 2012	5	55.6	1	11.1	0	0.0	2	22.2	1	11.1	9	--	--
Year-to-date 2011	1	8.3	1	8.3	5	41.7	2	16.7	3	25.0	12	639,950	677,883
New Tecumseth													
May 2012	65	100.0	0	0.0	0	0.0	0	0.0	0	0.0	65	310,990	321,313
May 2011	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2012	130	100.0	0	0.0	0	0.0	0	0.0	0	0.0	130	305,990	314,790
Year-to-date 2011	24	100.0	0	0.0	0	0.0	0	0.0	0	0.0	24	303,445	323,150
Orangeville													
May 2012	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	4	--	--
May 2011	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2012	11	64.7	3	17.6	1	5.9	2	11.8	0	0.0	17	380,900	445,047
Year-to-date 2011	13	100.0	0	0.0	0	0.0	0	0.0	0	0.0	13	369,900	370,141
Toronto CMA													
May 2012	238	22.3	242	22.6	199	18.6	236	22.1	154	14.4	1,069	573,990	623,972
May 2011	291	31.2	180	19.3	212	22.7	139	14.9	110	11.8	932	545,900	602,372
Year-to-date 2012	926	20.3	1,114	24.5	1,010	22.2	825	18.1	678	14.9	4,553	569,900	653,601
Year-to-date 2011	923	26.5	809	23.2	836	24.0	447	12.8	472	13.5	3,487	550,000	644,644
Oshawa CMA													
May 2012	69	65.7	27	25.7	5	4.8	3	2.9	1	1.0	105	373,900	398,296
May 2011	94	86.2	13	11.9	2	1.8	0	0.0	0	0.0	109	339,990	355,990
Year-to-date 2012	314	68.9	91	20.0	33	7.2	12	2.6	6	1.3	456	372,945	403,711
Year-to-date 2011	346	85.0	45	11.1	8	2.0	5	1.2	3	0.7	407	336,900	358,400
Greater Toronto Area													
May 2012	197	18.7	259	24.5	209	19.8	236	22.3	155	14.7	1,056	580,900	630,602
May 2011	333	33.6	195	19.7	215	21.7	139	14.0	110	11.1	992	534,900	586,272
Year-to-date 2012	998	20.6	1,244	25.7	1,074	22.2	834	17.2	694	14.3	4,844	565,900	646,464
Year-to-date 2011	1,090	29.0	877	23.4	849	22.6	451	12.0	487	13.0	3,754	539,990	634,293

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2012						
Submarket	May 2012	May 2011	% Change	YTD 2012	YTD 2011	% Change
Toronto City	874,769	1,123,398	-22.1	1,129,218	1,168,389	-3.4
Toronto	--	1,049,390	n/a	1,714,752	1,738,484	-1.4
East York	--	--	n/a	1,318,020	1,197,770	10.0
Etobicoke	998,061	--	n/a	1,232,135	1,434,073	-14.1
North York	--	1,641,128	n/a	1,099,989	1,398,217	-21.3
Scarborough	556,584	559,623	-0.5	572,582	523,683	9.3
York	--	--	n/a	--	--	n/a
York Region	680,335	608,333	11.8	643,919	616,417	4.5
Aurora	--	633,889	n/a	1,243,126	658,642	88.7
East Gwillimbury	447,990	--	n/a	438,357	482,157	-9.1
Georgina Township	375,590	--	n/a	454,540	418,015	8.7
King Township	--	601,553	n/a	867,718	597,236	45.3
Markham	564,837	622,630	-9.3	552,333	603,919	-8.5
Newmarket	579,927	472,456	22.7	541,592	494,327	9.6
Richmond Hill	725,816	600,374	20.9	735,254	655,636	12.1
Vaughan	777,282	649,970	19.6	770,949	656,360	17.5
Whitchurch-Stouffville	766,040	466,927	64.1	582,152	509,689	14.2
Peel Region	631,749	553,561	14.1	585,815	554,009	5.7
Brampton	620,191	517,578	19.8	559,531	509,400	9.8
Caledon	574,076	--	n/a	687,915	580,326	18.5
Mississauga	--	926,163	n/a	881,578	970,088	-9.1
Halton Region	566,462	504,034	12.4	737,520	774,046	-4.7
Burlington	580,325	511,323	13.5	638,592	833,772	-23.4
Halton Hills	--	--	n/a	856,953	1,073,090	-20.1
Milton	497,188	417,131	19.2	491,715	452,207	8.7
Oakville	730,833	933,985	-21.8	1,217,543	1,323,111	-8.0
Durham Region	471,388	371,234	27.0	470,225	396,115	18.7
Ajax	592,567	--	n/a	573,147	495,188	15.7
Brock	--	--	n/a	--	--	n/a
Clarington	381,075	350,858	8.6	374,093	358,595	4.3
Oshawa	376,870	349,234	7.9	375,359	349,108	7.5
Pickering	718,246	--	n/a	559,423	631,763	-11.5
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	544,844	502,466	8.4
Whitby	426,059	363,689	17.1	449,094	370,068	21.4
Remainder of Toronto CMA	388,245	415,461	-6.6	384,791	423,846	-9.2
Bradford West Gwillimbury	432,940	420,797	2.9	432,099	424,169	1.9
Town of Mono	--	--	n/a	--	677,883	n/a
New Tecumseth	321,313	--	n/a	314,790	323,150	-2.6
Orangeville	--	--	n/a	445,047	370,141	20.2
Toronto CMA	623,972	602,372	3.6	653,601	644,644	1.4
Oshawa CMA	398,296	355,990	11.9	403,711	358,400	12.6
Greater Toronto Area (GTA)	630,602	586,272	7.6	646,464	634,293	1.9

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	4,340	-13.0	7,410	9,025	11,436	64.8	427,159	4.4	447,426
	February	6,265	-14.1	7,445	11,536	12,844	58.0	454,470	5.3	452,526
	March	9,262	-11.2	7,698	15,315	11,656	66.0	456,147	4.9	460,014
	April	9,040	-17.0	7,369	14,495	11,706	63.0	477,406	9.1	462,146
	May	10,045	6.1	7,555	16,076	11,848	63.8	485,520	8.7	469,947
	June	10,234	21.4	7,541	14,855	12,219	61.7	476,386	9.5	468,636
	July	7,922	20.6	7,485	12,508	12,695	59.0	459,122	9.2	470,179
	August	7,542	21.0	7,638	12,509	12,889	59.3	451,663	9.9	471,307
	September	7,658	21.3	7,991	14,727	12,949	61.7	465,369	8.9	472,600
	October	7,642	14.3	8,022	12,405	12,966	61.9	478,137	7.8	471,181
	November	7,092	8.9	7,743	9,786	12,373	62.6	480,421	9.7	479,850
	December	4,718	7.4	7,864	4,811	12,466	63.1	451,436	4.0	468,695
2012	January	4,567	5.2	7,676	9,655	12,062	63.6	463,534	8.5	488,963
	February	7,032	12.2	7,911	12,684	12,996	60.9	502,508	10.6	499,354
	March	9,690	4.6	8,289	16,308	12,957	64.0	504,117	10.5	503,090
	April	10,350	14.5	8,346	16,436	12,971	64.3	517,556	8.4	503,555
	May	10,850	8.0	7,734	19,177	13,262	58.3	516,787	6.4	497,391
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	19,867	-12.5		35,876			449,286	5.0	
	Q1 2012	21,289	7.2		38,647			494,879	10.1	
	YTD 2011	38,952	-9.6		66,447			465,156	7.0	
	YTD 2012	42,489	9.1		74,260			505,997	8.8	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
May 2012

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2011	January	505	-5.1	804	1,074	1,189	67.6	302,326	4.5	308,436
	February	652	-20.4	737	1,248	1,253	58.8	302,068	5.4	305,734
	March	981	-11.7	801	1,666	1,263	63.4	301,668	-1.5	302,932
	April	949	-19.8	760	1,601	1,237	61.4	321,042	5.4	314,615
	May	1,040	1.3	784	1,728	1,311	59.8	316,057	4.8	310,357
	June	1,046	13.7	798	1,587	1,342	59.4	322,947	6.1	314,408
	July	849	19.9	752	1,250	1,341	56.1	324,983	10.0	319,084
	August	764	15.6	787	1,305	1,401	56.1	310,852	-0.6	314,149
	September	833	17.8	861	1,516	1,408	61.1	318,523	7.5	319,776
	October	759	10.3	822	1,270	1,394	58.9	317,779	5.1	317,165
	November	734	11.0	892	1,000	1,338	66.6	314,260	6.3	318,153
	December	492	6.7	874	522	1,347	64.9	310,267	5.4	318,287
2012	January	556	10.1	889	1,073	1,202	73.9	316,394	4.7	322,323
	February	809	24.1	919	1,327	1,325	69.3	323,592	7.1	327,663
	March	1,128	15.0	911	1,722	1,297	70.2	327,630	8.6	329,118
	April	1,167	23.0	935	1,655	1,279	73.1	337,401	5.1	329,940
	May	1,183	13.8	896	1,749	1,324	67.6	339,086	7.3	333,431
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2011	2,138	-13.2		3,988			301,945	2.0	
	Q1 2012	2,493	16.6		4,122			323,814	7.2	
	YTD 2011	4,127	-11.7		7,317			309,893	3.5	
	YTD 2012	4,843	17.3		7,526			330,818	6.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA May 2012										
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	2,971	8.3	68.4	884
	February	607	3.50	5.44	108.4	117.9	2,976	8.3	68.4	879
	March	601	3.50	5.34	108.7	119.4	2,959	8.5	68.1	884
	April	621	3.70	5.69	109.3	119.8	2,956	8.4	67.8	892
	May	616	3.70	5.59	110.3	120.8	2,959	8.5	67.8	896
	June	604	3.50	5.39	111.2	120.2	2,974	8.3	68.0	892
	July	604	3.50	5.39	111.7	120.4	2,968	8.2	67.6	887
	August	604	3.50	5.39	111.9	120.5	2,964	8.1	67.3	884
	September	592	3.50	5.19	112.2	121.2	2,964	8.0	67.2	884
	October	598	3.50	5.29	112.7	121.1	2,959	8.3	67.2	881
	November	598	3.50	5.29	113.8	120.9	2,956	8.5	67.1	886
	December	598	3.50	5.29	114.2	120.2	2,946	8.6	66.8	894
2012	January	598	3.50	5.29	114.2	120.7	2,944	8.6	66.7	897
	February	595	3.20	5.24	114.7	121.5	2,940	8.6	66.5	895
	March	595	3.20	5.24	115.4	122.0	2,944	8.6	66.4	895
	April	607	3.20	5.44	115.8	122.4	2,952	8.4	66.4	898
	May	601	3.20	5.34		122.4	2,962	8.6	66.6	908
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2012

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2011	January	592	3.35	5.19	107.8	117.5	191.4	8.8	69.7	877
	February	607	3.50	5.44	108.4	117.9	188.7	8.8	68.7	889
	March	601	3.50	5.34	108.7	119.4	187.9	8.8	68.2	893
	April	621	3.70	5.69	109.3	119.8	186.0	9.8	68.2	889
	May	616	3.70	5.59	110.3	120.8	187.7	9.8	68.7	879
	June	604	3.50	5.39	111.2	120.2	191.2	9.3	69.5	878
	July	604	3.50	5.39	111.7	120.4	195.0	8.0	69.8	884
	August	604	3.50	5.39	111.9	120.5	196.8	7.4	69.8	887
	September	592	3.50	5.19	112.2	121.2	197.4	7.1	69.7	890
	October	598	3.50	5.29	112.7	121.1	197.8	7.1	69.7	874
	November	598	3.50	5.29	113.8	120.9	197.2	7.2	69.5	877
	December	598	3.50	5.29	114.2	120.2	197.3	7.3	69.5	877
2012	January	598	3.50	5.29	114.2	120.7	198.3	7.4	69.8	891
	February	595	3.20	5.24	114.7	121.5	201.1	7.4	70.7	889
	March	595	3.20	5.24	115.4	122.0	201.2	7.8	71.0	896
	April	607	3.20	5.44	115.8	122.4	199.9	7.9	70.5	902
	May	601	3.20	5.34		122.4	196.3	8.2	69.3	910
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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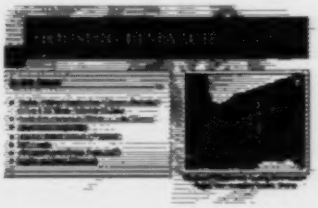

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